086.0	0001	0014.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,067,200	/	1,067,200
USE VALUE:	1,067,200	/	1,067,200
ASSESSED:	1,067,200	/	1,067,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEURA ELIZABETH R
Owner 2:	
Owner 3:	
Street 1:	93 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PEURA ELIZABETH R--ETAL -
Owner 2:	PEURA KENNETH C JR -
Street 1:	93 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 14,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1913, having primarily Wood Shingle Exterior and 3360 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	14000.000	474,100	5,100	588,000	1,067,200
Total Card	0.321	474,100	5,100	588,000	1,067,200
Total Parcel	0.321	474,100	5,100	588,000	1,067,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.62 | /Parcel: 317.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54292

GIS Ref

GIS Ref

Insp Date 08/30/18

!7001!

PREVIOUS ASSESSMENT

Parcel ID 086.0-0001-0014.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	474,200	5100	14,000.	588,000	1,067,300	1,067,300	Year End Roll	12/18/2019
2019	104	FV	384,500	5100	14,000.	579,600	969,200	969,200	Year End Roll	1/3/2019
2018	104	FV	384,500	5100	14,000.	445,200	834,800	834,800	Year End Roll	12/20/2017
2017	104	FV	360,200	5100	14,000.	420,000	785,300	785,300	Year End Roll	1/3/2017
2016	104	FV	360,200	5100	14,000.	386,400	751,700	751,700	Year End	1/4/2016
2015	104	FV	299,600	5100	14,000.	361,200	665,900	665,900	Year End Roll	12/11/2014
2014	104	FV	299,600	5100	14,000.	332,600	637,300	637,300	Year End Roll	12/16/2013
2013	104	FV	311,700	5100	14,000.	332,600	649,400	649,400		12/13/2012

PRINT

Date	Time
12/10/20	21:41:05

LAST REV

Date	Time
09/11/18	14:40:40

apro

7001

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEURA ELIZABETH	54322-416		2/23/2010	Convenience	99	No	No		
	17135-363		6/1/1986		99	No	No		F

USER DEFINED

Prior Id # 1:	54292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	TTL REFUSAL	BS	Barbara S
3/4/2009	Meas/Inspect	372	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	263	PATRIOT
8/6/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		14000		Sq. Ft.	Site		0	70.	0.60	6									588,000						588,000	

Total AC/HA: 0.32140 | Total SF/SM: 14000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 588,000 | Spl Credit | Total: 588,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.00472975
Const Adj.:	0.99346501
Adj $ / SQ:	159.706
Other Features:	110178
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	687117
Depreciation:	213006
Depreciated Total:	474111

COMMENTS

GAR IN SHAPE EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	

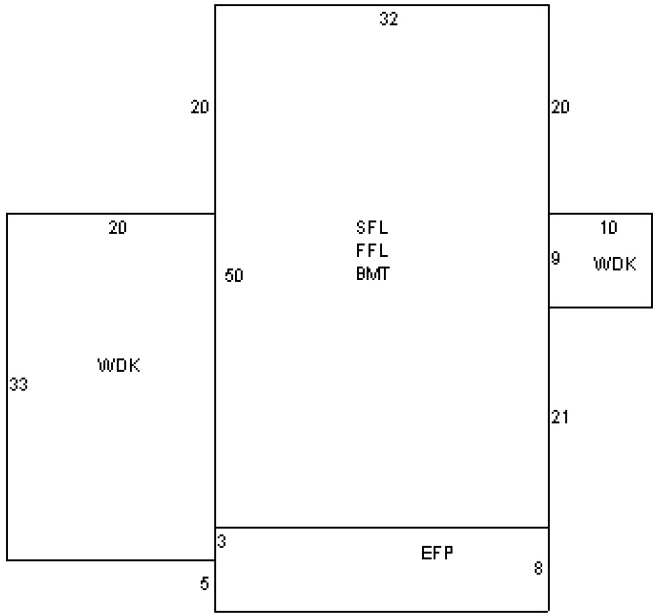
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	159.71
Special Features:	0	Val/Su Net:	85.18
Final Total:	474100	Val/Su SzAd	160.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,600	55.700	89,116
FFL	First Floor	1,600	159.710	255,530
SFL	Second Floor	1,360	159.710	217,200
WDK	Deck	750	7.290	5,464
EFP	Enclos Porch	256	37.610	9,629

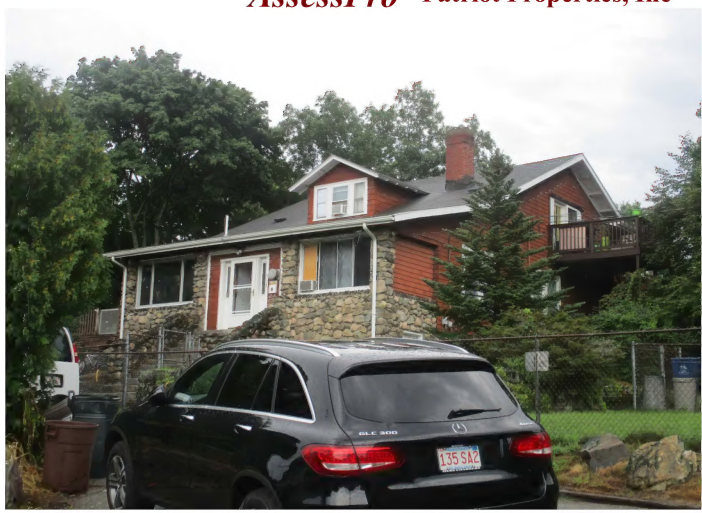
Net Sketched Area:	5,566			Total:	576,939
Size Ad	2960	Gross Are	5806	FinArea	3360

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0001-0014.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	AV	1915	21.25	T	40	104			5,100			5,100
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100